



Committee of the Whole Report

For the Meeting of February 11, 2016

To: Committee of the Whole **Date:** January 28, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Heritage Designation Application No. 000152 for 1728 Denman Street

RECOMMENDATION

That Council consider the following motion:

"That Council consider the designation of the exterior and interior (entry hall, dining room and parlour) of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site."

LEGISLATIVE AUTHORITY

In accordance with Section 967 of the *Local Government Act*, Council may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected if Council considers that the property has heritage value or heritage character or that the designation of the property is necessary or desirable for the conservation of a protected heritage property.

EXECUTIVE SUMMARY

The purpose of this report is to present the Committee of the Whole with information, analysis and recommendations regarding an owner request to designate the interior (entry hall, dining room and parlour) and exterior of the property located at 1728 Denman Street.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan* (OCP)
- Statement of Significance including Victoria's Heritage Thematic Framework.

Staff recommend that Council consider the designation of the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

This report fulfils the requirements of Section 968(5) of the *Local Government Act*.

BACKGROUND

BACKGROUND

Description of Proposal

An application to designate the interior (entry hall, dining room and parlour) and exterior of the 1909 property located at 1728 Denman Street as a Municipal Heritage Site was received from Garth Alan Mayhew on June 23, 2015. Subsequent information was received on January 11, 2016 (interior photographs).

Zoning/Land Use

The proposed designation is consistent with the R1-B Zone, Single Family Dwelling District, and surrounding land uses.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel meeting at its August 11, 2015 meeting and it recommended that Council consider the designation of the property located at 1728 Denman Street as a Municipal Heritage Site.

Condition/Economic Viability

The interior and exterior of the building appears in sound condition; however, the exterior fabric requires conservation.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

This application is consistent with the OCP because it contributes to the identification of the heritage value of districts and individual properties using the Victoria Heritage Thematic Framework. The application also contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources.

Statement of Significance

A Statement of Significance, describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report. A key policy of the OCP includes the determination of heritage value using a values-based approach. A Heritage Value Assessment with consideration of Victoria's Heritage Thematic Framework is incorporated into the Statement of Significance attached to this report.

Resource Impacts

The applicant notes that the property has been deteriorating for some time. It is likely that the applicant may seek financial assistance from the Victoria Heritage Foundation to rehabilitate the exterior.

CONCLUSIONS

The subject property has heritage value arising from its location in the North Jubilee neighbourhood and by its proximity to the Royal Jubilee Hospital. The establishment of the Royal Jubilee Hospital in 1890 was the single biggest factor in the development of the Jubilee neighbourhood and the speculative investment and development of housing which saw the construction of this house. The subject property also has heritage value owing to its proximity to several major transit corridors and multiple historic streetcar routes.

The subject property, constructed in 1909, is a fine example of Edwardian Vernacular style that has retained a high degree of its original architectural layout and details. The house is also important because of its relationship to Walter B. Revercomb who built at least eight and possibly 10 houses on the north side of the 1700-block Denman Street.

This application for the designation of the interior (entry hall, dining room and parlour) and exterior of the property as a Municipal Heritage Site is consistent with relevant City policies that seek to give consideration to tools available under legislation to protect heritage property through heritage designation bylaws. Staff therefore recommend that Council consider the designation of the property located at 1728 Denman Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000152 for the property located at 1728 Denman Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.

Respectfully submitted,



Steve Barber
Senior Heritage Planner (Interim)
Development Services



Jonathan Tinney
Director
Sustainable Planning and Community Development

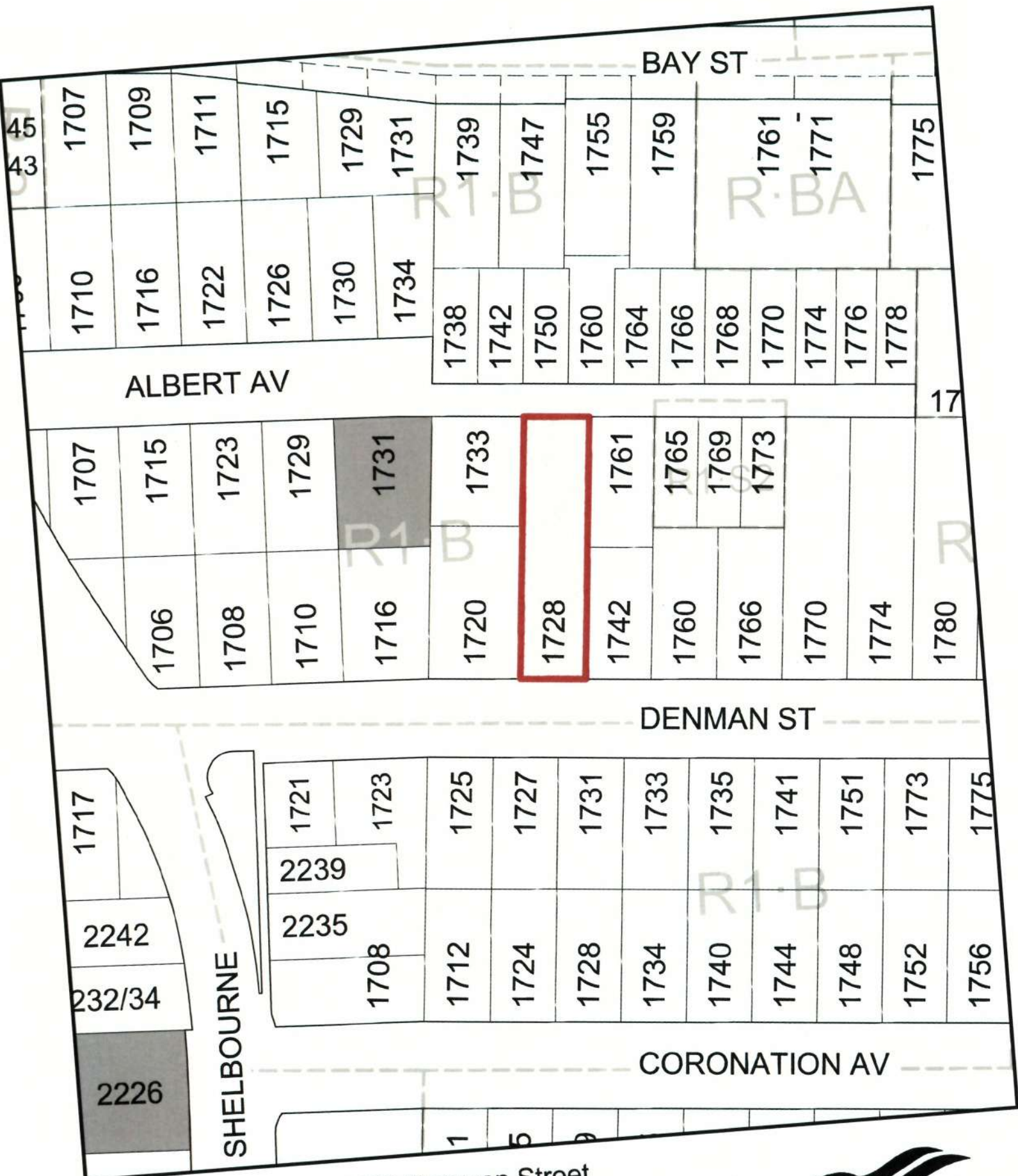
Report accepted and recommended by the City Manager:



Date: Feb. 5, 2016

List of Attachments

- Subject map
- Aerial map
- Photographs
- Applicant's letter, dated June 23, 2015
- Statement of Significance, August 2015
- Supplementary Inventory of Interior Elements to be Protected.



1728 Denman Street
Heritage Designation #000152

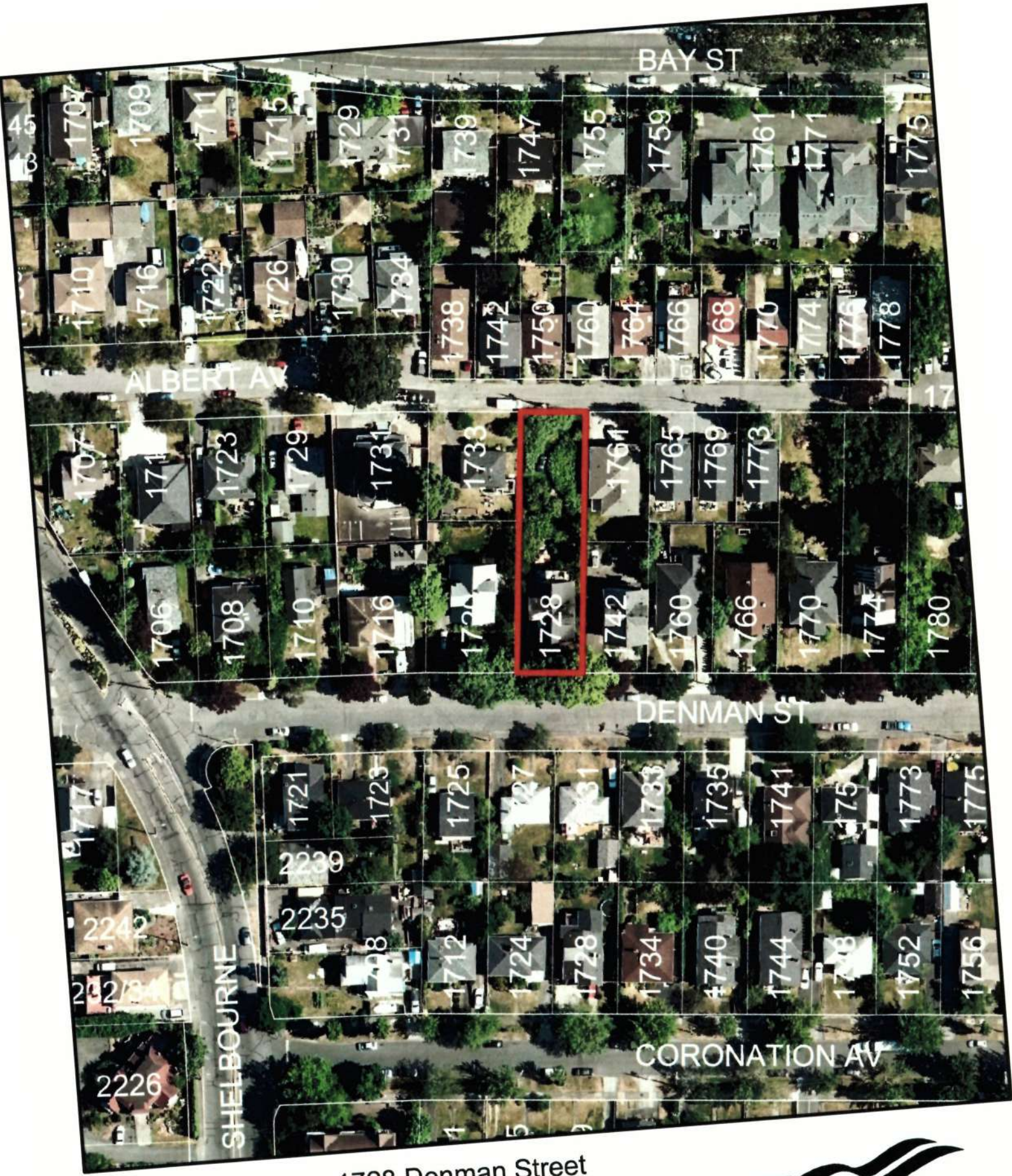


Designated



Registered





1728 Denman Street
Heritage Designation #000152



1728 Denman Street



1728 Denman Street



Main Hall



Dining Room/Parlour

1728 Denman Street



Dining Room Fireplace



Dining Room Mantel Detail

Sustainable Planning & Community Development Dept City of Victoria.

(we) are applying for heritage designation of 1728 Denman St because it is one of a cluster of fine similar houses together on one block N side, and being slightly older than most of the other fine. It has slightly more ornamentation, - may be slightly taller.

While severely neglected the original features are more intact than most of the other fine.

Being built in 1909 or 1910 it is one of the early buildings that Walter Bradley Bevercombe built in the City of Victoria between roughly 1908 until around 1950.

Mr. Bevercombe seemed to concentrate his houses & apt bldgs in pockets i.e. along Hillside & at Cook St along Cook approaching Hillside from the N including the Strathmore apt - 1910 Cook St. & Fair 1905 Cook.

He also built the Alexandra on Quadra S of Bay St. Some (spanish style) were Cal. influenced.

While he didn't construct spectacular buildings he seemed to build strong durable structures. If 1728 Denman is any testimony

Hevercome Place off Ross St backing onto Langham Court ~~theatre~~ is named after him.

while 1728 (night) not have been an A class
heritage building in the early 20s, it stands out
well I think today as other designated building:

I think parts of the 1st floor interior are
also worth of interior designation. see photo

I feel that the house - after being
terribly neglected for decades by a former owner
(who apparently sent most of his money back
to Bosnia) (the house) has survived
with little ~~not~~ ^{not} a ~~damaged~~ ^{damaged} in a creek.

Some people really love this house

and

GARTH A. MARPLE

GARTH A. MARPLE

postscript although I have no skills / trades,
this house has dominated my life
for most of a year - financially
& otherwise - so I now apply.

Yours truly





Statement of Significance

1728 Denman Street

Description of Historic Place

1728 Denman Street is a 1½-storey house located in the North Jubilee neighbourhood of Victoria in close proximity to the Royal Jubilee Hospital. Built in 1909, this house is an archetype of the Edwardian Vernacular style, and is one of a series built by Walter B. Revercomb, during the building boom leading up to World War I. The house retains many of its original elements, including significant amounts of art glass.

Heritage Value of the Historic Place

The heritage value of 1728 Denman Street is summarized below in accordance with Victoria's Heritage Thematic Framework.

Theme 1: COASTAL SETTLEMENT

Subtheme 1.3: Pioneer Farms to First Suburbs

1728 Denman Street has heritage value due to its location in the North Jubilee neighbourhood and its proximity to the Royal Jubilee Hospital. In the late 1800s and early 1900s the area was gradually transformed from farms to housing with the creation of new neighbourhoods, including North Jubilee. The construction of the Royal Jubilee Hospital in 1890 was the single biggest factor in the development of the Jubilee neighbourhood and the speculative investment and development of housing which saw the construction of this house.

Theme 2: GATEWAY ECONOMY

Subtheme 2.5: Historic Infrastructure

1728 Denman Street is close to several major transit corridors (Fort, Shelbourne and Richmond Streets) including multiple historic streetcar routes. The opening of the Royal Jubilee Hospital in 1890 coincided with the inauguration of the streetcar system when one of the original lines ran along Fort Street to the new hospital. A streetcar spur was built along Richmond Road to Mt. Tolmie in 1908.

Theme 5: CULTURAL EXCHANGE

Subtheme 5.1: Architectural Expression

1728 Denman Street is a fine example of Edwardian Vernacular style and has retained a high degree of its original architectural layout and details. The house is notable for the significant amounts of period art-glass in the front and side windows, and a mixture of sash and casement windows. The house is also important because of its relationship to Walter B. Revercomb. Between 1905 and 1910, Revercomb built at least eight and possibly 10 houses on the North side of the 1700-block Denman Street. The houses were built speculatively, and the Denman series included five Edwardian Vernaculars, and several Arts and Crafts bungalows. A further house (#1710) was demolished early, to make way for the re-alignment of Shelbourne Street.

Character Defining Elements

Key elements that express the heritage value of 1728 Denman Street include:

- location in the established North Jubilee neighbourhood close to the Royal Jubilee Hospital
- association with builder Walter B. Revercomb

Key elements that define the heritage character of the building's exterior include:

- shingled front, rear gables and two side dormers finished with finials
- beaded double drop siding on main and upper floors
- front bargeboards decorated with dentils repeated on the architrave and belt course
- roof with wide enclosed eaves and two corbelled brick chimneys with pots
- recessed half-width front porch on the left with chamfered columns and decorative capitals
- front gable and main parlour tri-partite window assemblies
- cantilevered box bay on the main floor, with a pair of leaded windows
- cantilevered angled bay on the right side, with three sash windows
- significant amounts of art-glass in the front and side windows
- original parlour, living, dining room, and fireplace.

1728 Denman Street

Some notes for Heritage Designation of parts of the Interior, from Nick Russell

Entry Hall:

- Elaborate board-and-batten wainscot panelling, c/w baseboards and lintels, with original finish.
- Door to Parlour, with five raised panels; lock-set with oval finger plate and matching knob;
- Panelled and glazed front door;
- Stairs to upper floor with original finish, c/w bullnose details on bottom step;
- Wainscoted stair-well;
- Decorative cast-iron heat register;
- Pair of restored leaded-glass windows;
- Coat closet with restored leaded-glass window.

Parlour:

- South-facing tripartite window with side sashes and a central transom with restored leaded-glass;
- East-facing piano-window with restored leaded-glass;
- Decorative cast-iron heat register;
- Elaborate archway to dining-room, including panelled bases and two chamfered pillars with capitals and dentils.

Dining-Room:

- Complex plate-rail over board-and-batten wainscoting;
- Cast-iron fireplace insert with summer-door;
- Red-green tile surround;
- Tiled hearth;
- Wood surround (oak?) with over-mantel and hood, carved brackets and bevelled mirror.